075.0	0004	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 770,100 / 770,100
					USE VALUE: 770,100 / 770,100
					ASSESSED: 770,100 / 770,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		ROBIN HOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POTTER SUSAN R
Owner 2:	
Owner 3:	
Street 1:	37 ROBIN HOOD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	POTTER SUSAN R -
Owner 2:	DELPRADO FERNANDO R -
Street 1:	37 ROBIN HOOD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,033 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1919, having primarily Clapboard Exterior and 1634 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9033.000	280,600	5,800	483,700	770,100
Total Card	0.207	280,600	5,800	483,700	770,100
Total Parcel	0.207	280,600	5,800	483,700	770,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.18 | /Parcel: 471.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 47595
GIS Ref:
GIS Ref:
Insp Date: 11/17/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 075.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	280,500	5800	9,033.	483,700	770,000	770,000	Year End Roll	12/18/2019
2019	101	FV	219,600	5800	9,033.	483,700	709,100	709,100	Year End Roll	1/3/2019
2018	101	FV	219,600	5800	9,033.	414,600	640,000	640,000	Year End Roll	12/20/2017
2017	101	FV	219,600	5800	9,033.	387,000	612,400	612,400	Year End Roll	1/3/2017
2016	101	FV	219,600	5800	9,033.	331,700	557,100	557,100	Year End	1/4/2016
2015	101	FV	214,300	5800	9,033.	297,100	517,200	517,200	Year End Roll	12/11/2014
2014	101	FV	214,300	5800	9,033.	275,000	495,100	495,100	Year End Roll	12/16/2013
2013	101	FV	214,300	5800	9,033.	262,200	482,300	482,300		12/13/2012

!6284!

PRINT

Date	Time
12/10/20	21:04:46

LAST REV

Date	Time
07/23/19	11:51:13
apro	
6284	

USER DEFINED

Prior Id # 1:	47595
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POTTER SUSAN R,	55026-75		7/22/2010	Convenience	1	No	No		
SONNICHSEN THEL	35322-290		4/23/2002	Family	1	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2018	Inspected	BS	Barbara S
10/28/2018	MEAS&NOTICE	BS	Barbara S
3/26/2009	Meas/Inspect	163	PATRIOT
10/20/1999	Meas/Inspect	263	PATRIOT
7/26/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9033		Sq. Ft.	Site		0	70.	0.76	4									483,692						483,700	

Total AC/HA: 0.20737 | Total SF/SM: 9033 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 483,692 | Spl Credit | Total: 483,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	3 - Aluminum	25	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29243755
Const Adj.:	1.00969899
Adj $ / SQ:	163.122
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	406628
Depreciation:	126055
Depreciated Total:	280574

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

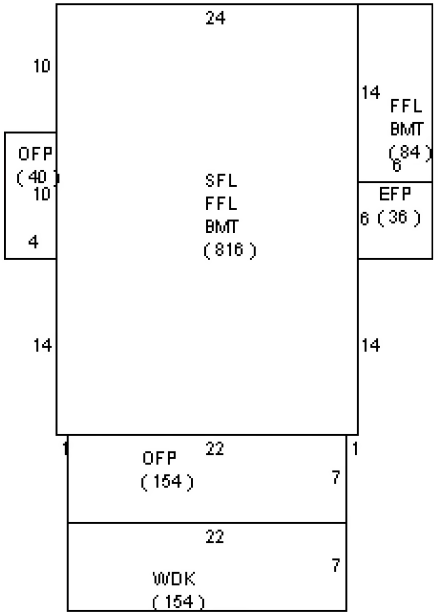
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	163.12
Special Features:	0	Val/Su Net:	96.16
Final Total:	280600	Val/Su SzAd	171.68

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	48.940	44,043
FFL	First Floor	900	163.120	146,809
SFL	Second Floor	734	163.120	119,797
OFP	Open Porch	194	25.250	4,898
WDK	Deck	154	12.610	1,943
EFP	Enclos Porch	36	73.300	2,639

Net Sketched Area: 2,918 | Total: 320,128

Size Ad 1634.3999 | Gross Are 3000 | FinArea 1634

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 075.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1919	21.25	T	40	101			5,100			5,100
A2	WOOD SHD	D	Y	1	8X19	A	AV	1960	7.32	T	40	101			700			700

More: N | Total Yard Items: 5,800 | Total Special Featues: | Total: 5,800